

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, February 3, 2015 at 5:30 p.m.** in the Council Chambers in City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:           **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.**
8. Review and discussion of a Master Plan Reexamination Report. Formal action may be taken  
**Continued from January 6<sup>th</sup>, 2015 Planning Board meeting. Some testimony taken.**
9. Review and discussion of Amendments to the Jersey City Master Plan regarding the Historic Preservation Element. Formal action may be taken.  
**Continued from January 6<sup>th</sup>, 2015 Planning Board meeting. Some testimony taken.**
10. Review of an application to designate the West Bergen-East Lincoln Park Historic District a Municipal Landmark District, based on the information found in the *West Bergen-East Lincoln Park Historic District Designation Report*. (Rough boundaries of the district include Lincoln Park and West Side Avenue to the west, Harrison Avenue to the south, Bergen Avenue to the east, and Fairmount Avenue to the north, back along Kennedy Boulevard, thence to West Side Avenue via Kensington Avenue.) Formal action may be taken.  
**Recommendation to the Jersey City Municipal Council**
11. Review and discussion of amendments to the Land Development regarding alternate members on the Zoning Board of Adjustment. Formal action may be taken.
12. Case:                           P14-037                           Minor Site Plan with deviations  
Applicant:                   Garden State Episcopal CDC  
Attorney:                   Eugene O'Connell, Esq.  
Review Planner:           Kristin Russell  
Address:                   474 Ocean Ave.  
Block:                   25201                   Lot:   71  
Zone:                   Ocean/Bayview Redevelopment Plan  
Description:               two-family home  
Deviations:               Front yard, side yard, parking  
**Carried from January 20, 2015**
13. Case:                           P14-055                           Minor Site Plan with deviations  
Applicant:                   Garden State Episcopal CDC  
Attorney:                   Eugene O'Connell, Esq.  
Review Planner:           Kristin Russell  
Address:                   480 Ocean Ave.  
Block:                   25201                   Lot:   1  
Zone:                   Ocean/Bayview Redevelopment Plan  
Description:               two-family home  
Deviations:               Lot Area, Front yard, side yard, parking  
**Carried from January 20, 2015**
14. Case:                           P14-070                           Preliminary and Final Major Site Plan  
Applicant:                   GS FC Jersey City Pep, LLC  
Attorney:                   W. Nevins McCann, Esq.  
Review Planner:           Maryann Bucci-Carter, PP AICP  
Address:                   430 Marin Blvd. (Former Pep Boys Site)  
Block:                   201116                   Lot: 3  
Zone:                   Harsimus Cove Station Redevelopment Plan  
Description:               421 du Residential Building with accessory parking and retail  
Waiver:                   Request a waiver to postpone subdivision due to lease obligations
15. Memorialization of Resolutions
- 16.. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD